

# **Eucalyptus Grove Homeowners Association**

## **Board of Directors Meeting**

### **August 13, 2009**

#### **Minutes**

(Subject to Board of Director's approval)

**Board President, Todd Matson**, called the meeting to order at 6:34 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

**Also in attendance** were:

Arthur Munoz,  
Craig Nicholson,  
Nathan Walter (Board Member Laura Foster absent),  
Ms. Cathy Leyva (unit 369, Landscaping volunteer/Chairperson),  
James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

**Meeting Minutes:** The **July Board Meeting minutes** (7/9/09) were reviewed and **approved** as presented.

**Landscaping:** Ms. Leyva (unit 369) addressed the Board with the following Landscaping items: walking survey of the property with Pancho (Progressive Care); tree trimming and new tree pricing; tree planting map from Craig N. and Todd M.; exterior water leak, building 7610 (valve?); possible water leak in the Exercise Room; cleaning crew checklist and compliance thereof; Homeowner plants in Common Area near unit 217. The Board will investigate the water leaks at building 7610 and the Exercise Room. No other Board action required at this time.

**Treasurer's Report:**

	<b>July '09</b>	<b>YTD</b>
Total Income	\$69,207.17	\$470,708.64
Operating Expenses	27,373.56	181,020.46
Reserve Expenditures	10,715.87	85,143.03
Total Expenditures	38,089.43	266,163.49
Transfer to Reserve	(31,117.74)	(204,545.15)
Total in Savings	\$807,167.39	
Total Assets	\$833,067.81	

James N. reported Operating Expenses are approximately 16+% below budget. The **July** Treasurer's Report was unanimously **accepted** as presented.

### **Old Business**

The Board addressed:

- **Dry rot repairs:** James N. reported buildings 7628 and 7640 currently have repairs in progress.
- **Moisture in unit 104** (7606): the Board reviewed the current status of repairs at the unit and surrounds. James N. and Arthur M. will schedule a meeting with Dan McLaughlin (Goleta City) to discuss the report on the damage and review items

noted in a letter to the Board from Mr. McLaughlin. Board noted that three of the findings were the unit owners' responsibility.

- **Satellite dish installation** (alternative to cable): the Board noted no new information (as requested by the Board) has been received from Mr. Honnold on this issue.

## New Business

Items addressed:

- **Parking lot slurry seal:** asphalt bids have been received; the Board approved Todd M. to make the final decision on bid award when third bid is received.
- **Parking policy:** the Board discussed a change in the wording of the policy in regards to vehicle towing. Change **approved**; the revision will be mailed to all Homeowners for review/comment; replies will be received for a 30-day period; the revision will be posted in the Newsletter. The revision reads:

*"Violators are subject to removal of their vehicles from the Grove property at the vehicle owner's expense. Unless immediate removal is required, a one-to-three day notice will be posted, depending on the type of violation. The vehicle will then be removed. A notice or warning of violation is a courtesy. Flagrant violators or repeat offenders are subject to immediate towing for parking violations without further notice or warning."*

- **Vehicle towing (violations):** a list of vehicles with Grove parking violations, that may soon be towed, will be posted in the Newsletter.
- **Leaking pressure regulator valves** (units 310 and 312): regulators were replaced by Maintenance due to significant leaks, short of the 7-day notification period, the homeowners requested Board to waive the charges applied to them for this work, citing variance in stated "forced repair" policy. The Board **approved** a reduction and will charge these owners only the amount each homeowner paid when building 7640 owners replaced their pressure relief valves as a group. Cathy Leyva will email James this cost per unit.
- **Car wash area sign:** Craig N. suggested replacing the sign at the car wash area due to age/wear. Board **approved**; James N. will obtain a new sign.
- **Beautification Day:** acknowledged a successful outcome to the project and will thank all volunteers in a note in the Newsletter.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:28.

The next Board meeting is scheduled for **Thursday, September 10, 2009, at 6:30 pm.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe